



OFFICE BUILDING FOR SALE

3511 East 3rd Avenue
Tampa, Florida 33605
35,000 SF



Sale Price: \$1,150,000

- 90% financing available for owner-users.
-From \$115,000 down payment.
- Below market, fixed interest rates.
-Approximate blended interest rate of 6.89%.
- Up to 25 year amortizations with no balloon payments.
-Monthly payments as low as \$7,569.55
- Prequalification within 24 hours/Commitments within
3 days/Closings within 30 days.

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Mercantile Commercial Capital, LLC

Providing Lending Solutions to the Small Business Community